

FORECLOSURES HOT SPOTS IN MARYLAND

THIRD QUARTER 2016



LARRY HOGAN
GOVERNOR

BOYD K. RUTHERFORD
LT. GOVERNOR

KENNETH C. HOLT
SECRETARY

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Housing & Economic Research Office (HERO)
Maryland Department of Housing and Community Development
7800 Harkins Road
Lanham, MD 20706
www.dhcd.maryland.gov

FORECLOSURE HOT SPOTS

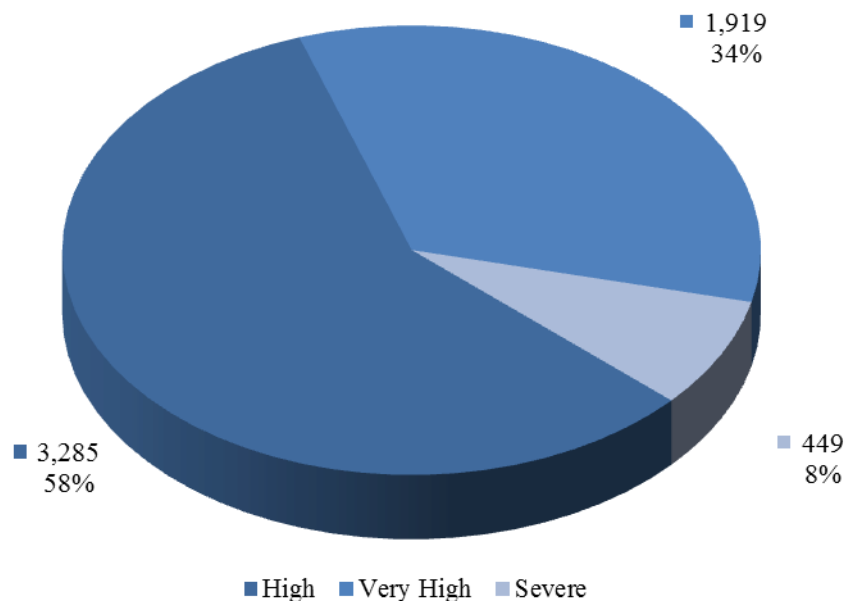
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the given quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate.

- For example, the Clifton community in Baltimore City (zip code 21213) recorded a total of 149 foreclosure events in the third quarter, resulting in a foreclosure rate of 52 homeowner households per foreclosure and a corresponding foreclosure index of 324. As a result, the foreclosure concentration in Clifton is 224.0 percent above the state average index of 100.

Overall, a total of 5,653 foreclosure events, accounting for 63.6 percent of all foreclosures in the third quarter, occurred in 97 *Hot Spots* communities across Maryland.

These communities recorded an average foreclosure rate of 100 homeowner households per foreclosure and an average foreclosure index of 169. The *Hot Spots* communities are further grouped into three broad categories: “high,” “very high,” and “severe” (Chart 1).

CHART 1. FORECLOSURE HOT SPOTS
THIRD QUARTER 2016



Source: RealtyTrac and DHCD, Housing and Economic Research Office

FORECLOSURE HOT SPOTS CATEGORIES

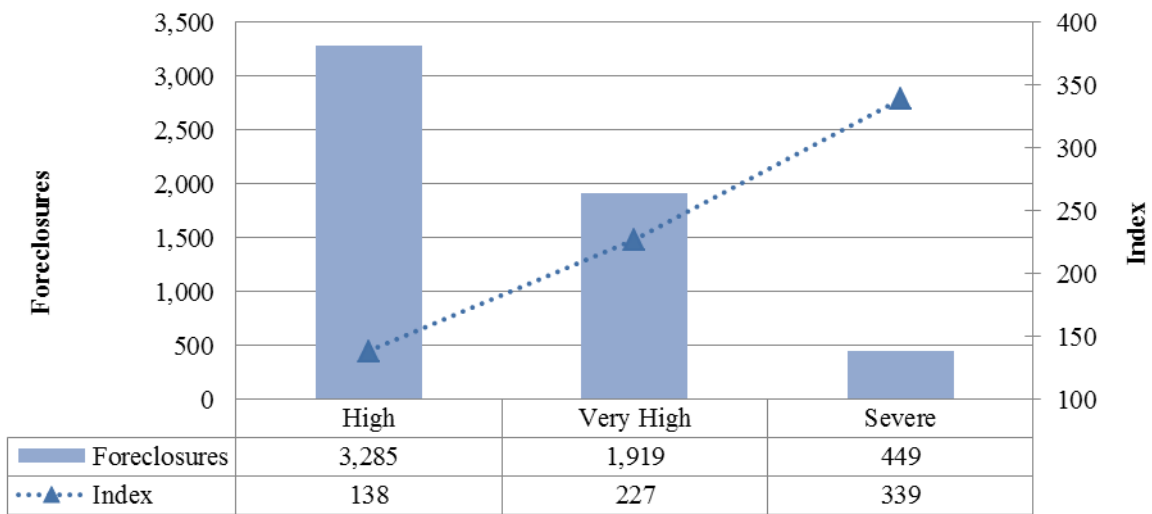
- The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Jurisdictions with a “high” foreclosure problems recorded a total of 3,285 foreclosures in 64 communities, accounting for 58.1 percent of foreclosures in all *Hot Spots* and 37.0 percent of all foreclosures statewide (Table 1, Chart 2). These communities recorded an average foreclosure rate of 122 and an average foreclosure index of 138.
- The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Locations with a “very high” foreclosure problem recorded 1,919 events in 29 communities, representing 33.9 percent of foreclosures across all *Hot Spots* and 21.6 percent of foreclosures statewide. These communities had an average foreclosure rate of 74 and an average foreclosure index of 227.
- The “severe” foreclosure group consists of communities with foreclosure indices above 300. A total of 449 foreclosures in four communities, accounting for 7.9 percent of all foreclosures in *Hot Spots* communities and 5.1 percent of foreclosures statewide. These communities recorded an average foreclosure rate of 50 and an average foreclosure index of 339.

TABLE 1. CHARACTERISTICS OF FORECLOSURE HOT SPOTS
THIRD QUARTER 2016

Category	High	Very High	Severe	All <i>Hot Spots</i> Communities
Number of Communities	64	29	4	97
% of <i>Hot Spots</i> Communities	66.0%	29.9%	4.1%	100.0%
% of All Communities	12.3%	5.6%	0.8%	18.7%
Foreclosures	3,285	1,919	449	5,653
% of <i>Hot Spots</i> Communities	58.1%	33.9%	7.9%	100.0%
% of All Communities	37.0%	21.6%	5.1%	63.6%
Average Foreclosure Rate	122	74	50	100
Average Foreclosure Index	138	227	339	169
Number of Households	399,361	142,095	22,283	563,738
% of <i>Hot Spots</i> Communities	70.8%	25.2%	4.0%	100.0%
% of All Communities	26.7%	9.5%	1.5%	37.7%

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 2. FORECLOSURES AND FORECLOSURE INDEX: HOT SPOTS COMMUNITIES
THIRD QUARTER 2016



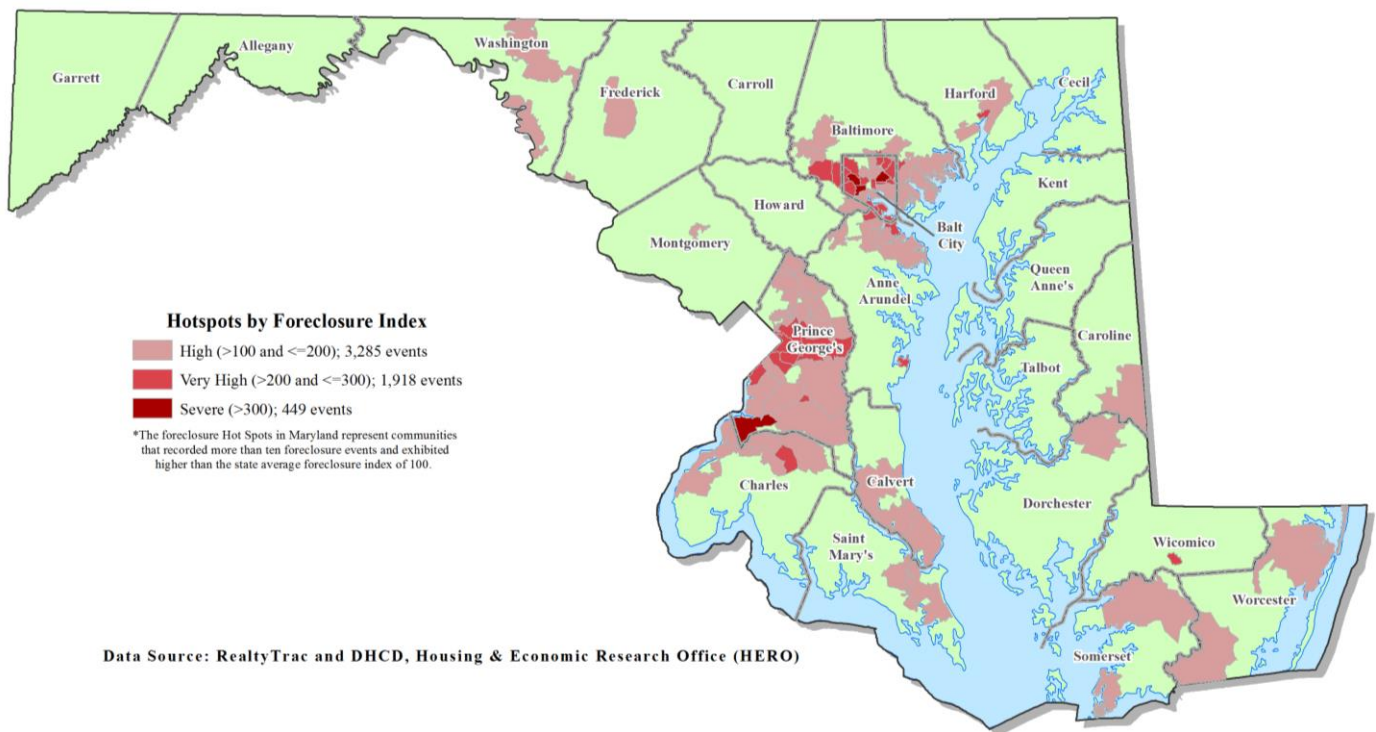
Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 2. FORECLOSURE *Hot Spots*
THIRD QUARTER 2016

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe						
Baltimore City	3	376	83.7%	52	325	19,497
Prince George's	1	73	16.3%	38	442	2,786
Maryland	4	449	100.0%	50	339	22,283
Very High Foreclosures						
Anne Arundel	3	90	4.7%	72	233	6,464
Baltimore	5	288	15.0%	78	215	22,554
Baltimore City	11	816	42.6%	70	239	57,373
Charles	1	72	3.8%	80	209	5,789
Harford	1	21	1.1%	81	209	1,693
Prince George's	7	616	32.1%	76	220	47,058
Wicomico	1	15	0.8%	78	217	1,164
Maryland	29	1,919	100.0%	74	227	142,095
High Foreclosures						
Anne Arundel	4	284	8.7%	145	116	41,209
Baltimore	10	787	24.0%	121	139	95,201
Baltimore City	8	390	11.9%	108	156	42,038
Calvert	3	88	2.7%	126	134	11,065
Caroline	1	13	0.4%	114	148	1,432
Charles	5	183	5.6%	109	155	19,904
Dorchester	1	15	0.5%	115	147	1,719
Frederick	2	70	2.1%	154	109	10,773
Harford	2	101	3.1%	121	139	12,248
Montgomery	1	51	1.6%	159	106	8,109
Prince George's	17	1,003	30.5%	114	148	114,278
Somerset	2	28	0.9%	129	131	3,600
St. Mary's	3	69	2.1%	130	130	8,961
Washington	2	96	2.9%	157	107	15,088
Worcester	3	107	3.3%	128	131	13,737
Maryland	64	3,285	100.0%	122	138	399,361

Source: RealtyTrac and DHCD, Housing and Economic Research Office

DISTRIBUTION OF FORECLOSURE *HOT SPOTS* MAP THIRD QUARTER 2016



SEVERE FORECLOSURE HOT SPOTS

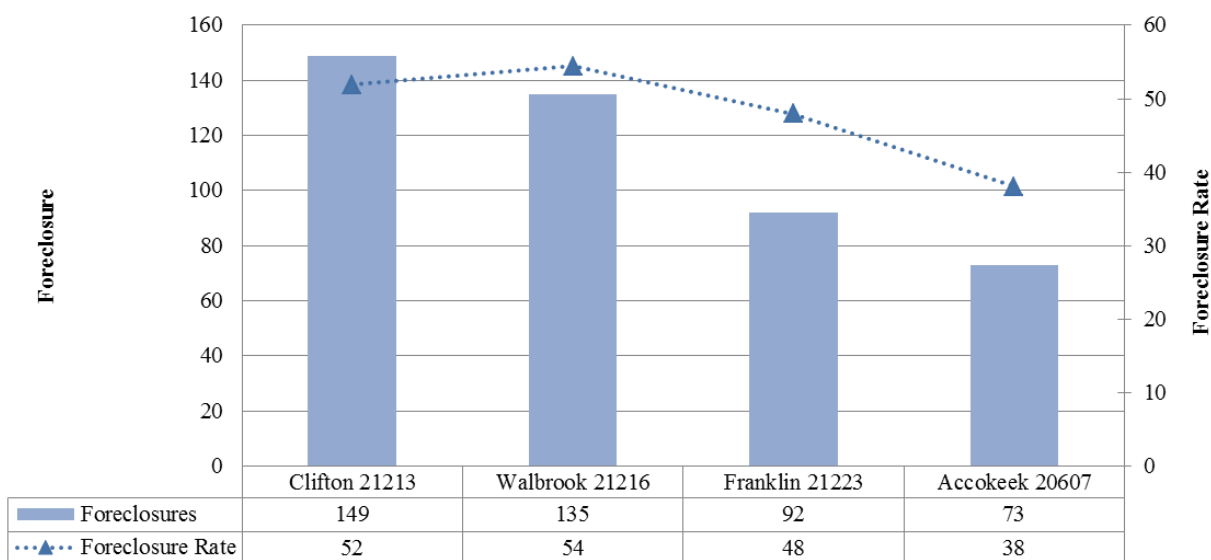
The “severe” group represents communities in which the foreclosure indices exceeded 300. During the third quarter, three communities in Baltimore City and one Prince George’s County community reported “severe” foreclosure concentrations. They reported a total of 449 foreclosure events, accounting for 7.9 percent of all foreclosures in *Hot Spots* communities and 5.1 percent of all foreclosures statewide (Table 3).

TABLE 3. SEVERE FORECLOSURE HOT SPOTS BY JURISDICTION
THIRD QUARTER 2016

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	376	83.7%	52	325	19,497
Prince George's	73	16.3%	38	442	2,786
Maryland	449	100.0%	50	339	22,283

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 3. PROPERTY FORECLOSURES IN “SEVERE” HOT SPOTS COMMUNITIES
THIRD QUARTER 2016



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 4. SEVERE FORECLOSURE HOT SPOT BY COMMUNITY
THIRD QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21223	Franklin	92	48	351
Baltimore City	21213	Clifton	149	52	324
Baltimore City	21216	Walbrook	135	54	309
Prince George's	20607	Accokeek	73	38	442
All Communities			449	50	339

Source: RealtyTrac and DHCD, Housing and Economic Research Office

VERY HIGH FORECLOSURE HOT SPOTS

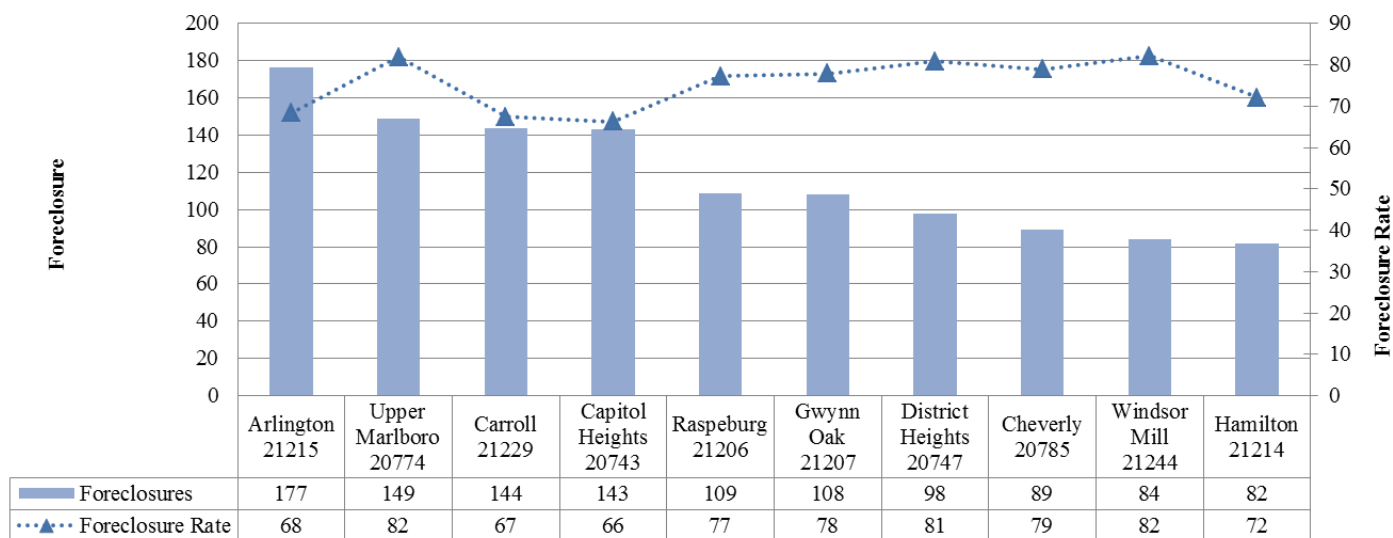
The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure notices recorded 1,919 events in 29 communities, representing 33.9 percent of foreclosures across all *Hot Spots* and 21.6 percent of foreclosures statewide. These communities had an average foreclosure rate of 74 and an average foreclosure index of 227 (Table 5).

TABLE 5. VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
THIRD QUARTER 2016

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	90	4.7%	72	233	6,464
Baltimore	288	15.0%	78	215	22,554
Baltimore City	816	42.6%	70	239	57,373
Charles	72	3.8%	80	209	5,789
Harford	21	1.1%	81	209	1,693
Prince George's	616	32.1%	76	220	47,058
Wicomico	15	0.8%	78	217	1,164
Maryland	1,919	100.0%	74	227	142,095

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 4. PROPERTY FORECLOSURES IN TOP 10 “VERY HIGH” HOT SPOTS COMMUNITIES
THIRD QUARTER 2016



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 6. VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
THIRD QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	59	70	240
Anne Arundel	20764	Shady Side	17	82	205
Anne Arundel	21226	Curtis Bay	13	68	246
Baltimore	21207	Gwynn Oak	108	78	216
Baltimore	21244	Windsor Mill	84	82	205
Baltimore	21206	Raspeburg	51	77	218
Baltimore	21239	Northwood	24	77	217
Baltimore	21229	Carroll	21	67	250
Baltimore City	21215	Arlington	177	68	246
Baltimore City	21229	Carroll	144	67	250
Baltimore City	21206	Raspeburg	109	77	218
Baltimore City	21214	Hamilton	82	72	234
Baltimore City	21217	Druid	81	59	286
Baltimore City	21239	Northwood	68	77	217
Baltimore City	21205	Clifton East End	46	66	255
Baltimore City	21207	Gwynn Oak	42	78	216
Baltimore City	21225	Brooklyn	36	70	240
Baltimore City	21202	Baltimore	18	81	207
Baltimore City	21226	Curtis Bay	15	68	246
Charles	20602	Waldorf	72	80	209
Harford	21017	Belcamp	21	81	209
Prince George's	20774	Upper Marlboro	149	82	206
Prince George's	20743	Capitol Heights	143	66	254
Prince George's	20747	District Heights	98	81	208
Prince George's	20785	Cheverly	89	79	213
Prince George's	20746	Suitland	66	72	232
Prince George's	20745	Oxon Hill	58	84	200
Prince George's	20623	Cheltenham	13	60	282
Wicomico	21826	Fruitland	15	78	217
All Communities			1,919	74	227

Source: RealtyTrac and DHCD, Housing and Economic Research Office

HIGH FORECLOSURE HOT SPOTS

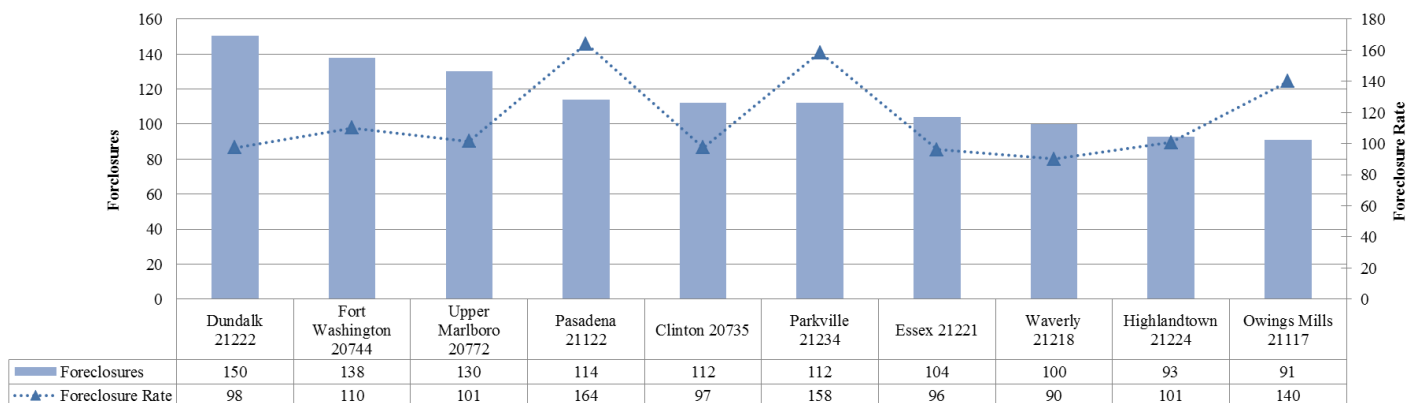
The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 3,285 foreclosures in 64 communities, accounting for 58.1 percent of foreclosures in all *Hot Spots* and 37.0 percent of all foreclosures statewide. These areas recorded an average foreclosure rate of 122 and an average foreclosure index of 138 (Table 7).

TABLE 7. HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
THIRD QUARTER 2016

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	284	8.7%	145	116	41,209
Baltimore	787	24.0%	121	139	95,201
Baltimore City	390	11.9%	108	156	42,038
Calvert	88	2.7%	126	134	11,065
Caroline	13	0.4%	114	148	1,432
Charles	183	5.6%	109	155	19,904
Dorchester	15	0.5%	115	147	1,719
Frederick	70	2.1%	154	109	10,773
Harford	101	3.1%	121	139	12,248
Montgomery	51	1.6%	159	106	8,109
Prince George's	1,003	30.5%	114	148	114,278
Somerset	28	0.9%	129	131	3,600
St. Mary's	69	2.1%	130	130	8,961
Washington	96	2.9%	157	107	15,088
Worcester	107	3.3%	128	131	13,737
Maryland	3,285	100.0%	119	141	399,361

Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 5. PROPERTY FORECLOSURES IN TOP 10 “HIGH” *HOT SPOTS* COMMUNITIES
THIRD QUARTER 2016



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
THIRD QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21060	Glen Burnie	63	125	134
Anne Arundel	21061	Glen Burnie	87	134	125
Anne Arundel	21076	Hanover	20	144	117
Anne Arundel	21122	Pasadena	114	164	103
Baltimore	21221	Essex	104	96	175
Baltimore	21222	Dundalk	150	98	173
Baltimore	21133	Randallstown	77	98	172
Baltimore	21224	Highlandtown	34	101	167
Baltimore	21220	Middle River	83	119	141
Baltimore	21212	Govans	28	138	122
Baltimore	21227	Halethorpe	60	139	121
Baltimore	21117	Owings Mills	91	140	120
Baltimore	21237	Rosedale	48	146	116
Baltimore	21234	Parkville	112	158	106
Baltimore City	21218	Waverly	100	90	187
Baltimore City	21222	Dundalk	11	98	173
Baltimore City	21224	Highlandtown	93	101	167
Baltimore City	21230	Morrell Park	81	102	164
Baltimore City	21211	Hampden	37	122	138
Baltimore City	21212	Govans	39	138	122
Baltimore City	21231	Patterson	17	148	113
Baltimore City	21234	Parkville	12	158	106
Calvert	20657	Lusby	56	107	157
Calvert	20685	Saint Leonard	14	153	110
Calvert	20678	Prince Frederick	18	162	104
Caroline	21632	Federalsburg	13	114	148
Charles	20695	White Plains	33	84	199
Charles	20603	Waldorf	68	96	175
Charles	20640	Indian Head	28	98	172
Charles	20601	Waldorf	42	143	118
Charles	20616	Bryans Road	12	155	109
Dorchester	21643	Hurlock	15	115	147
Frederick	21716	Brunswick	13	108	156
Frederick	21702	Frederick	57	164	102
Harford	21040	Edgewood	58	108	155
Harford	21001	Aberdeen	43	139	121
Montgomery	20886	Montgomery Village	51	159	106
Prince George's	20784	Cheverly	58	95	177
Prince George's	20613	Brandywine	33	97	174
Prince George's	20735	Clinton	112	97	173
Prince George's	20772	Upper Marlboro	130	101	166
Prince George's	20705	Beltsville	48	103	163
Prince George's	20769	Glenn Dale	17	107	157
Prince George's	20748	Temple Hills	83	108	157
Prince George's	20744	Fort Washington	138	110	153
Prince George's	20720	Bowie	54	115	147
Prince George's	20707	Laurel	58	121	139

TABLE 8. HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
THIRD QUARTER 2016

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Prince George's	20716	Mitchellville	49	123	136
Prince George's	20781	Hyattsville	18	129	131
Prince George's	20721	Mitchellville	63	131	129
Prince George's	20737	Riverdale	24	131	128
Prince George's	20706	Lanham	65	143	118
Prince George's	20708	Laurel	25	156	108
Prince George's	20770	Greenbelt	28	158	107
Somerset	21817	Crisfield	14	112	150
Somerset	21853	Princess Anne	14	145	116
St. Mary's	20634	Great Mills	17	86	195
St. Mary's	20619	California	21	133	127
St. Mary's	20653	Lexington Park	31	152	111
Washington	21782	Sharpsburg	11	127	132
Washington	21740	Hagerstown	85	161	105
Worcester	21842	Ocean City	46	89	189
Worcester	21851	Pocomoke City	13	126	134
Worcester	21811	Berlin	48	167	101
<i>All Communities</i>			<i>3,285</i>	<i>122</i>	<i>138</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office